NoHo Senior Villas

Announces the October 2012 Opening – NoHo is now offering one bedroom supportive housing homes designed for households with at least one person 55 or older who is certified as MHSA eligible and actively receiving services by the Department of Mental Health.

Dear Applicant(s)/Case Manager(s),

Thank you for your interest in applying to live at NoHo Senior Villas (NoHo). NoHo is a community for seniors located at 5525 Klump Avenue in the NoHo Arts District of North Hollywood in Los Angeles, CA. The project site is located within a close walking distance to the Metro Red Line Subway, Metro Orange Line Busway, numerous local bus lines, and a variety of restaurants, shops, and other amenities. This site will be a newly constructed five-story, LEED for Homes Platinum development with 48 one-bedroom, one-bathroom units and 1 two-bedroom manager's unit. The one-bedroom units will include a full kitchen and bathroom. Some units will have a Juliette balcony or a full balcony. All forty-eight rental units will be restricted to seniors 55 years of age and older. Four units are readily ADA accessible. Thirty units are reserved for homeless, eighteen of which will be for chronically homeless households who are certified as MHSA eligible and actively receiving services by the Department of Mental Health. These thirty units will be furnished with a bed, bedside table, loveseat sofa, dining table, chairs, and basic kitchen and bath accessories. All rental units will be located on floors two through five, which will be served by an elevator.

The ground floor will feature a lobby, a manager's office with adjacent sitting area, a 600 square foot community room with community kitchen, and a landscaped courtyard. In addition, the ground floor will offer two offices dedicated to the onsite resident services coordinator and case manager, a flex office with a sink, a conference room, and a break room for staff. Supportive Services will be provided by PATH Ventures (PV) for our residents in a positive, caring environment. The fifth floor will also include a community laundry room with 5 washers and 5 dryers, which will open up to a landscaped roof deck. For the enjoyment of the residents the ground floor courtyard will offer a shade tree, patio furniture, and a central water feature and the roof deck will offer patio furniture and large planters with plants and flowering bushes. An on-grade, gated and covered parking lot will be located away from the street in the rear of the project and will offer 25 regular and 2 handicapped parking spaces. The building will be approximately 46,400 square feet. Affordable rents are income-restricted in accordance with the Low Income Housing Tax Credit (LIHTC) program and other regulatory agreements. We also accept Section 8 and VASH Vouchers.

MHSA Units – Please refer to	Number of Units	Income Limits by AMI	Other Restrictions
second page for definitions	18	25%	Chronically Homeless
and more details	12	30%	Homeless

To apply, please mail the completed signed Application along with the approved DMH MHSA Housing Certification application and MHSA Agency Verification of Homelessness as soon as possible to:

NoHo Senior Villas c/o PATH Ventures (PV) Attn: Claudia Garcia 340 N. Madison Avenue Los Angeles, CA 90004

To enable us to process your application, please make sure to submit a completed application signed by each adult applicant (18 years and older). Incomplete applications may be rejected.

All applications <u>received and approved</u> by PATH Ventures by July 30th, 2012 will be included in a lottery. Applications approved by PATH Ventures after July 30th will be placed in the waiting list in the order they are received after the initial lottery.

Please mail your application via US Post Office mail only. We will <u>NOT</u> accept applications that are over-nighted, faxed or hand-delivered. Please take your time in accurately completing the application, and mail it as soon as possible. Each household may only submit one application. Duplicate household applications will be removed from the lottery. <u>Please submit only one application.</u>

- Income and other restrictions apply. See reverse side for more information.
- Units comprised of full-time students do not qualify unless exempted by Section 42 of the Internal Revenue Code.





Below is a list of frequently asked questions. Our complete Resident Selection Criteria is available upon request. We look forward to serving your housing needs.

What are the Occupancy Standards at NoHo?

Bedroom Size	Minimum Number of Persons in Household	Maximum Number of Persons in Household
1 Bedroom	1	2

What are the Income Limits and Rents? (Subject to Change):

# of Units	Unit Size	Net Rent*	AMI %	1 Person Max Annual Income	2 Person Max Annual Income
18	1	\$355	25%	\$14,775	\$16,875
12	1	\$434	30%	\$17,730	\$20,250

^{*}Approximate rental rates based upon current income limits published by the U. S. Dept. of Housing & Urban Development. Rental rates subject to change. MHSA approved residents will pay 30% of their income towards the rent gross. There are no minimum income requirements for MHSA units.

Definitions:

"Homeless" applicants must meet criteria below:

- Moving from an emergency shelter; or
- Moving from transitional housing; or
- Currently homeless which means:
 - o An individual who lacks a fixed, regular, and adequate nighttime residence; or
 - o An individual who has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and Transitional Housing for the mentally ill); or
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

"Chronically Homeless" applicants must meet criteria below:

- Individuals (including accompanied individuals) who have been continuously "Homeless" for a year or more during the past three years; or
- Have experienced four or more episodes of sustained homelessness during the past three years.

Is Parking available?

There will be a lottery for the limited number of regular parking spaces at the end of the lease up. All residents will be required to provide copies of current auto registration, and valid insurance in order to park at NoHo Senior Villas.

Are pets allowed?

Residents may not keep any type of pet on the premises, with the exception of those persons with disabilities requiring service animals, or as otherwise required by law.

What if I need changes in the way I communicate with you?

If as a result of a disability you need changes in the way we communicate with you, please contact us by calling The John Stewart Company at (213) 787-2700



APPLICATION FOR ADMISSION - DO NOT DUPLICATE NoHo Senior Villas - MHSA Units



One Bedroom MHSA homes for households with at least one person 55 or older who is certified as MHSA eligible by the Department of Mental Health.

NoHo Senior Villas will comply with the provisions of any federal, state or local law prohibiting discrimination in housing on the basis of race, color, creed, ancestry, national origin, sex, sexual orientation, familial status, source of income, age, disability, AIDS, or AIDS relation condition. TDD Telephone device for the deaf only (888) 877-5379 or California Relay Service (711).

Please fill in all blanks. Incomplete applications will not be processed.

APPLICANT NAME:				
	i:			
	WORK			
CELL PHONE #:	E	-MAIL:		
REFERING CASE MANA	AGEMENT ORGANIZATION	l:		
ORGANIZATION:				
ADDRESS:				
PHONE #:		EMAIL:		
NAME OF CONTACT	Г:		_	
LIST ALL HOUSEHOLD	ITION AND CHARACTERIS MEMBERS WHO WILL BE L R TO THE HEAD OF HOUSE FIRST NAME	LIVING IN THE RE EHOLD.	SIDENCE. GIVE THE	
	WOULD YOU REG		SPACE?	
CURRENT HOUSING ST				-
How many people live in	your home now?	How many	/ bedrooms do you hav	/e?
	plan to have living with you high rease provisions?			
	one living with you in the futu TYES, PLEASE EXPLAIN: _		d above?	
If you have listed a child NO. Explanation of cus	or children above, do you ha tody arrangements:	ve full custody of y	our child(ren) listed ab	ove? YES

`	YES _	anyone you plan to have living with you been convicted of a crime? NO. If "YES", please list the disposition behind each incident involving	
		any family members or friends who currently work at this property? If "YES", name of employee:	NO
Do you	u have	a section 8 voucher or certificate? Expiration Date:	
Have y	you be	en displaced by a redevelopment project in the City of Los Angeles?	
Pleas	se lis	Yes t at least two (2) years of Housing History below.	No
	1.	CURRENT LANDLORD:	
		PHONE #: FAX #:	
		WHAT IS YOUR CURRENT RENT?	
		LANDLORD'S ADDRESS:	
		DATE OF MOVE-IN:	
		YOUR ADDRESS/APT. #:	
	2.	PREVIOUS LANDLORD:	
		PHONE #: FAX #:	
		RENT AMOUNT: \$	
		LANDLORD'S ADDRESS:	
		DATE OF MOVE-IN: DATE OF MOVE-OUT:	
		YOUR ADDRESS/APT. #:	
Does a	any far er, prov	FORMATION mily member now receive or expect to receive income from any of the followide the details in the chart below:	ving sources? For each "YES" Monthly Gross Income
		I/we am self-employed. (List nature of self employment)	(use <u>net</u> income from business)
YES	No	I/we have a job and receive wages, salary, overtime pay, commissions, fees, tips,	\$
□ YES	□ N o	bonuses, and/or other compensation: List the businesses and/or companies that pay you:	
		Name of Employer /Household Member	
		1)	\$
		2)	\$
YES	□ N o	I/we receive cash contributions of gifts including rent or utility payments, on an ongoing basis from persons not living with me.	\$
		I/we receive unemployment benefits.	
⊔ V E e	No.	1, we receive unemployment perionics.	\$

		I/we receive Veteran's Administration, GI Bill, or National Guard/Military benefits/income.	
YES	No		\$
			\$
		I/we receive periodic social security payments.	
YES	No	Household Member	
113	140	1)	
			\$
		2)	\$
		The household receives <u>unearned</u> income from family members age 17 or under	
YES	No	(example: Social Security, Trust Fund disbursements, etc.).	\$
		Non-reading Complemental County Jacobs (CCI)	*
		I/we receive Supplemental Security Income (SSI).	
YES	No	Household Member	
		1)	\$
		2)	\$
			·
		I/we receive disability or death benefits other than Social Security.	
YES	No	Household Member	
		1)	\$
			\$
		2)	Ψ
		I/we receive Public Assistance Income (examples: TANF, AFDC)	
YES	No	(order post of the	\$
			Ψ
YES	No	I/we am entitled to receive child support payments.	\$
		I/we am currently receiving child support payments.	\$
YES	No		
		I/we receive alimony/spousal support payments	
YES	No		\$
		I/we receive periodic payments from trusts, annuities, inheritance, retirement funds or	
YES	No	pensions, insurance policies, or lottery winnings.	
123	140	If yes, list sources and Household Member	
		1)	\$
		2)	\$
		I/we receive income from real or personal property.	(use <u>net</u> earned income)
YES	No		\$
		I/we receive student financial aid (public or private, not including student loans).	
YES	No	Household Member	
		1)	\$
			\$
		2)	
		TOTAL HOUSEHOLD MONTHLY INCOME	\$
			Ψ
		TOTAL HOUSEHOLD ANNUAL INCOME	
		(TOTAL MONTHLY INCOME x 12)	\$

Asset Information

		I/we have a checking account(s).		
YES	No	If yes, list bank(s) and Household Member		
		1)	%	\$
		2)	%	\$
		3)	%	\$
		I/we have a savings account(s)		·
YES	No	If yes, list bank(s) and Household Member		
			%	6
		1)		\$
		2)	%	\$
		I/we have a revocable trust(s)		
YES	No	If yes, list bank(s)		
		1)	%	\$
		I/we own real estate.		
YES	No	If yes, provide description:		\$
		I/we own stocks, bonds, or Treasury Bills		
YES	No	If yes, list sources/bank names		
		1)	%	\$
		2)	%	\$
		,	/6	Ψ
□ YES	□ No	I/we have Certificates of Deposit (CD) or Money Market		
		Account(s).		
		If yes, list sources/bank names and Family Member		
		1)	%	\$
		2)	%	\$
		I/we have an IRA/Lump Sum Pension/Keogh Account/401K.		
YES	No	If yes, list bank(s) and Family Member		
		1)	%	\$
		2)	%	\$
		I/we have a whole life insurance policy.		
YES	No	If yes, how many policies		\$
				<u> </u>
		I/we have cash on hand.		
YES	No			\$
		I/we have disposed of assets (i.e. gave away money/assets) for		*
YES	⊔ No	less than the fair market value in the past 2 years.		
		If yes, list items and date disposed:		
		1)		\$
		2)		\$
		I/we have income from assets or sources other than those listed		
YES	No	above.		
		If yes, list type below:	%	\$
		1)	%	\$
		2)		
		,		

Interest Rate

Cash Value

Student Status

Ye	•	N	O

	_		
		Does the household consist of persons who are all <u>full-time</u> students (Examples: College/University	r, trade school, etc.)?
		Does your household anticipate becoming a full-time student household in the next 12 months?	
PLE	ASE CON	ISIDER COMPLETING THIS OPTIONAL SECTION:	
Doe	s your hou	usehold require special unit design features for mobility impairment? Yes	No
Doe	s your hou	usehold require special unit design features for visual impairment? Yes	No
Doe	s your hou	usehold require special unit design features for hearing impairment? Yes	No

APPLICANT CERTIFICATIONS

- 1. I/we certify that if selected to move into this project, the unit I/we occupy will be my/our primary residence.
- 2. I/we certify that the statements made in this application are true and complete to the best of my/our knowledge and belief.
- 3. I/we understand that false statements or information are punishable under federal law and cause for immediate denial of housing.
- 4. I/we understand we must provide written notification of any changes to the information on this form, especially address and telephone number.
- 5. I/we understand that the above information is being collected to determine my/our eligibility for an apartment. I/we authorize the owner to verify all information provided on this application and to contact previous or current landlords, employers, or other sources for credit and verification information which may be released by appropriate federal, state, local agencies, or private persons to the owner/management.
- 6. I/we agree to allow management to perform a consumer credit check and criminal background check including sex offender registry on all adult household members. (I/we may request copies of these documents.) This will be required prior to an application being processed.
- 7. I/We agree to allow management to contact, provide status and information request through and coordinate eligibility with the case management organization listed on the front page of this application.
- 8. Housing is subject to availability.

HEAD OF HOUSEHOLD (PLEASE PRINT):			
SIGNATURE OF HEAD:		DATE:	
SIGNATURE ADULT APPLICANT #2:		DATE:	
*How did you hear about our apartment community?NewspaperFlyerOther (please state)	Word of mouth		

Thank you.

NoHo Senior Villas

GROUNDS FOR DENIAL OF RENTAL APPLICATION

We welcome your application to rent an apartment at NoHo Senior Villas. It is the responsibility of each applicant to provide any and all information required to determine eligibility. **Persons with Disabilities may be entitled to reasonable accommodations.** Applicants will be made aware of their right to reasonable accommodation in cases where disability status is a contributing factor to poor credit or evictions. The following lists the reasons why we might deny your application:

1. Credit (An exception for extraordinary medical expenses may be permitted.)

- a) Total unmet individual credit problems (including governmental tax liens) in excess of \$5,000.
- b) A bankruptcy (within the last three years).
- c) A total of five (5) unmet credit obligations of any value.

2. Rental History

- a) A judgment against an applicant obtained by the current or previous landlord.
- b) An unmet obligation owed to a previous landlord or negative landlord reference.

Personal History

a) A history of violence or abuse, (physical or verbal), in which the applicant was determined to be the antagonist.

4. Criminal History

- a) A criminal conviction related to the sales or manufacturing of narcotic of illegal substances.
- b) A criminal conviction related to a violent crime.
- c) A criminal conviction relating to a sex offense.

5. Annual Income/Occupancy standard/other program regulations

- a) Annual Income (including assets) not within the established restrictions for the property.
- b) Household size must meet the established occupancy standard for the property.
- c) Applicant must meet all program regulated eligibility requirements.
- d) Units composed entirely of full-time students do not qualify to reside in tax credit properties. However, there are exceptions as outlined by the IRS under Section 42 of the Internal Revenue Code.

6. **Documentation**

Each potential occupant must provide all documentation required by the selection process. If an applicant does not show up for an interview, or provide at a minimum the following documentation it is grounds for denying your application:

- a) Completed and signed application, release of information, and application fee (If applicable).
- b) Housing references covering the last two years of residency.
- c) Applicants who have not held a rental agreement for a minimum period of twelve months within the last two years may be required to provide references from a person not related to the applicant.
- d) Applicant must demonstrate their ability to pay rent and live independently with assistance if necessary.
- e) Proof of income sources and assets, including most recent three months income payments (i.e. pay check stub, social security or other independent verifications).
- f) Copy of most recent bank statements or other accounts (IRA, stocks, mutual funds, etc.)

7. Offer of an Apartment

Applicants will be offered only one apartment. Declining the offer of an apartment is considered to be a withdrawal of the application by the applicant.

Our complete Resident Selection Criteria is available at the Rental Office upon request.

EQUAL HOUSING OPPORTUNITY

MHSA H	lousing Certification	on Applic	ation		
Section 1. Referral Source				E USE ONLY	
☐ MHSA Housing Program ☐ MHSA Housing Trust Fund ☐	Both		ate Received/ Approved □ Denied I tials	/ Date/	_/
Referring Agency	/		/		
Address	,	City	,	Zip Code	
Contact Name	,		Phone		
Email					
Section 2. Applicant Information					
Name	/ Phone Numbe	er/Message Numb	/ ner	Date	
/	T Hone Harms	/		Dute	
Social Security Number /	Date of Birth	/	Ge /	nder	
Mailing Address (Address Where Mail Can Be Received)	City	Zip Code	IS Number		
Section 3. MHSA Eligibility Criteria (check all that app Adult or older adult with a severe and persistent mental illness Child/adolescent with severe emotional disturbance (as define Individual has a co-occurring mental health and substance about Current mental health service provider:	(as defined in Welfare and Institu d in Welfare and Institutions Code use disorder		3)		
<u>Section 4.</u> Homeless or At Risk of Homelessness State Length of most recent episode of homelessness:		an overcrowded s	etting in which they do not h	old a lease	
 □ Living on the streets □ Living in an emergency shelter or in transitional housing □ Living in an institutional setting (e.g. jail, juvenile hall/camp, ps hospital or IMD) and will be homeless upon release □ Lacking a fixed, regular and adequate nighttime residence 	□ Paying m sychiatric □ "Doubling □ Living in	nore than 50% of i g up" or "couch su motels, hotels, tra	ing subject to an official notion ncome in housing costs rfing" due to economic hards iler parks or camp grounds who is unable to obtain hou	ship	
☐ Temporarily living in a residential care facility	☐ Other (pl	ease explain):			
☐ Facing eviction & unable to identify a new residence Section 5. Income					
Sources (check all that apply):	Benefit Establishment Sta	tus (if applicable) :		
□ SSI □ VA □ Unemployment □ SSDI □ Social Security □ None □ SDI □ CalWORKS □ Other (list below):	Type of benefit:		Pending	Denied _	Appealed
☐ GR ☐ Wages/salary	Date Application Submitted	//	Pending	Denied _	Appealed
Section 6. Desired Location Address of Unit Requested (if known):		Requested Serv	vice Area(s):		
Street Address	Unit/Apt.	□SA 1: Antelop	e Valley □SA 2: San Ferna Valley □SA 4: Metro □SA 5 □SA 7: East □SA 8	5: West [Valleys □SA □SA 6: South
City State	Zip				
Section 7. Household Size (attach additional page if necessary)					
□ 1 person □ 2 people	☐ 3 people	☐ 4 people	□ Other	_	
If more than one person is checked above, complete the following: Name: Name:		Na	ame:		
Relationship: Relations	ship:		elationship:		
Date of Birth: Date of E	Birth:		ate of Birth:		
Age: Age:		Aç			
Signed Authorization to Dis This confidential information is provided to you in accordance with State and Information and Portability Act (HIPPA) Privacy Standards. Duplication of th whom it pertains unless otherwise permitted by law.		g but not limited to a	applicable Welfare and Institution		
	/				
Applicant Signature Date Send to: Department of Mental Health Housing Policy & De			ve from Referring Agen 10th floor Los Angeles, CA 900	•	Date 36

COUNTY OF LOS ANGELES - DEPARTMENT OF MENTAL HEALTH

ADULT JUSTICE, HOUSING, EMPLOYMENT & EDUCATION SERVICES

MENTAL HEALTH SERVICES ACT - HOUSING PROGRAM AGENCY VERIFICATION OF HOMELESSNESS

Indicate the Individual's Current Living Situation - Check All that Apply

I certify that is	is
(Name of Applicant)	
an individual who lacks a fixed, regular, and adequate nighttime residence (attach le acknowledging current living situation with co-signature of program head, manager or director); or	
☐ an individual who has a primary nighttime residence that is —	
 a supervised publicly or privately operated shelter designed to provide temporary li accommodations (including welfare hotels, congregate shelters, and transitional housing for mentally ill) - (Complete and attach MHSA Certification of Residence Form); 	
an institution that provides a temporary residence for individuals intended to be institutionalized (Complete and attach MHSA Certification of Residence Form); or	zed
a public or private place not designed for, or ordinarily used as, a regular slee accommodation for human beings (attach letter acknowledging current living situation with signature of program head, manager or director).	
victim of domestic violence who is unable to obtain housing - (attach letter explaining cur circumstances with co-signature of program head, manager or director).	rren
CHRONICALLY HOMELESS	
☐ Unaccompanied individual with a disabling condition who has been chronically homeless, living the streets, emergency shelter or lacking a fixed, regular and adequate night-time residence.	g or
continuously homeless for one (1) year - (attach documentation of one (1) year of continuously homelessness acknowledging living situation with co-signature of program head, managed director or complete MHSA Certification of Residence Form if applicable).	
experienced at least four (4) episodes of homelessness in the past three (3) years – (att documentation of each homeless episode and housing/homeless history during the past the (3) years with co-signature of program head, manager or director).	
Referring Agency Name:	
Address: Email:	
Case Manager's Name/Signature	
Date:Telephone Number:	
Program Head's Name/Signature: Date:	